



CITY OF
ISSAQUAH
WASHINGTON

Development Services
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

July 1, 2015

Greg Van Patten
911 East Pike St., Ste. 310
Seattle, WA 98122

This letter sent via email to: gvanpatten@awolff.com

RE: Permit # PRE15-00006 **Project Name:** Issaquah Gateway Senior

The Development Services Department and other City of Issaquah relevant department staff have completed a review of your project. ***Please review and respond to all of the comments on the attached list, under "Applicant Response," and revise the drawings as necessary. On the day of your resubmittal, please email a copy of this word document to PermitTech@issaquahwa.gov***

If you have particular questions or need clarification relating to any comment, contact the reviewer directly. A list of reviewers, along with their email and phone numbers, is on the last page.

To avoid delays, please direct all correction submittals and revisions **directly** to the Permit Center at City Hall Northwest, 1775 12th Ave NW, Issaquah, WA 98027. The Permit Center is open Monday-Friday from 9am-5pm. Please call 425 837-3100 to schedule an appointment for your submittal.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Amy Tarce
Senior Planner

Cc'd via email:

Development Services, City of Issaquah (COI)	Applicant
Lucy Sloman	Greg Van Patten
Christopher Wright	Matt Corsi
Peter Rosen	Bethany Madsen
Doug Schlepp	Ann Olsen
Ron Blaskovich, Public Works Engineering	Roy Lewis

File: PRE15-00006

NUMBER OF SETS REQUIRED FOR RESUBMITTAL: PLEASE REFER TO LAND USE APPLICATION CHECKLIST

GENERAL COMMENTS

<p>1. Sheet: 0.0 Reviewer: AT Status: Response Required</p> <p>A. The proposal will require a Level 3 Site Development Permit and a Level 1 Lot Line Adjustment reviews.</p>
<p>Applicant Response:</p>
<p>B. Developable Area and Minimum Floor Area Ratio Calculations. The basis for calculating how this project meets the minimum F.A.R. is dependent on the developable area calculations. Please provide additional information to correctly characterize the steep slopes, whether they are regulated critical areas or man-made slopes. The current calculations characterized some slopes as regulatory and others as man-made.</p>
<p>Applicant Response:</p>
<p>C. Required Community space. The proposed community spaces are inadequate in size. The outdoor community space shows half of the area as landscaping. Only the outdoor seating area and communal “people” spaces (rooms or spaces that can be used by residents for recreation, social activities, physical activities or entertainment) can be counted towards meeting the community space requirements. Hence, the dining area cannot be counted as indoor community space also. Consider providing a picnic area at the north end of the building as additional outdoor community space, and a trail in the outer buffer of Schneider Creek that can serve as a pedestrian connection from the north stairwell of the building to the proposed connection to the Gateway Apartments’ neighborhood park and shared use route.</p>
<p>Applicant Response:</p>
<p>D. Proposed Building Height. The proposed building height is conditionally deemed compliant subject to the approval of an amendment to the definition of building height as prescribed in the Issaquah Land Use Code.</p>
<p>Applicant Response:</p>
<p>E. Similar to the Gateway Apartments, view analyses from the interior of the site, as well as from I-90 and Newport Way will be required. Please provide a narrative on how the building is oriented to relate the the significant views of the mountains or mitigate views from neighboring properties.</p>
<p>Applicant Response:</p>
<p>F. Similar to the Gateway Apartments, please provide a rationale for the site improvements, landscaping, and architectural character of the building to show how the design concept meets the vision for the Western Gateway of Central Issaquah.</p>
<p>Applicant Response:</p>
<p>G. Tree Retention Plan is not provided at this time. Please submit a Tree Retention Plan and show how the proposal meets the min. tree density requirement in IMC 18.10.10.</p>
<p>Applicant Response:</p>
<p>H. At SDP submittal, provide a narrative on how landscape design meets the intent of 10.3, 10.4, 12.6, 15.4, and 16.2.</p>
<p>Applicant Response:</p>

CIVIL COMMENTS

2.	Sheet: 0.0	Reviewer: RB	Status: Response Required
Reviewer Comment:			
A. The water main shall be looped. Water main dead-ends just north of building with a hydrant, nearest I-90.			
Applicant Response:			
B. Storm and water main lines must not cross. If intersecting utility lines cannot be avoided horizontally, provide at least 1' vertical separation between lines..			
Applicant Response:			

CIVIL COMMENTS

3.	Sheet: 0.0	Reviewer: Choose a reviewer	Status: Response Required
Reviewer Comment: Please contact Doug Schlepp if you have questions.			
A. Show detail of water main and sewer crossing at Schneider Creek.			
Applicant Response:			
B. Modify preliminary plans for frontage improvements:			
1. Show how the Newport Way section in front of this property connects with the Gateway Apts. frontage.			
2. Modified Newport Way Section shall include multi-use Mountain-to-Sound Greenway trail.			
3. Where center turn movements are not required, provide 12-foot wide landscape islands.			
Applicant Response:			
C. Demonstrate sight distance at point of ingress egress, consider vehicular/pedestrian connection to Gateway Apt project			
Applicant Response:			

GENERAL COMMENTS

4.	Sheet: 0.0	Reviewer: PR	Status: Response Required
Reviewer Comment:			
A. SEPA review is required for construction of more than 4 residential units or commercial buildings over 4,000 SF. Please provide an environmental checklist with the land use permit application.			
B. Slopes - There are steep slope areas off Newport Way. These steep slopes may have been "created" with construction of the road. The Critical Area Regulations provide two exemptions from regulated steep slopes in IMC 18.10.580.E. A geotech needs to be involved to determine if the slopes meet the steep slope code exemptions.			
C. If the on-site slopes don't qualify for the exemptions, it appears that the driveway access would encroach into a 40% steep slope area and a variance would be required.			
D. For regulated steep slopes, the code requires a 50-foot buffer which may be reduced to 10-feet with a geotech report addressing code criteria in IMC 18.10.580. A 15-foot building setback is required from the buffer. No occupied buildings are allowed within 25 feet of steep slope areas.			
E. Schneider Creek - The proposal reduces the stream buffer to 75 feet. The code allows a buffer reduction up to 25% - from 100 feet to 75 feet - provided the reduced buffer area is fully enhanced with native trees/shrubs. IMC 18.10.790.D.4 includes specific criteria necessary to qualify for the buffer reduction.			
F. The road crossing the creek requires buffer averaging, or adding buffer area equal to the road encroachment area onto the buffer.			
G. There is a 15-foot building setback required from the buffer. Parking areas and drives are allowed in the BSBL. Retaining walls over 4 feet are considered structures and are not allowed in the BSBL.			

- H. Consider a trail in the stream buffer to prevent informal trails from impacting buffer plantings and the creek environment. The trail should connect to the outdoor community space. Trails would also require buffer averaging.
- I. Stormwater impacts on Schneider Creek should be addressed, similar to the information requested for the Gateway apartment project.
- J. Traffic - A traffic analysis is required particularly for the access into the site. It should address sight distance, the driveway slope, and channelization improvements necessary for safety and operations of the access. The traffic analysis should also evaluate if a road connection to the Gateway apartments is of benefit to provide a secondary means of access.

Applicant Response:

Reviewer Contact Information

AT Amy Tarce, AmyT@issaquahwa.gov; 425-837-3097
DP Doug Schlepp, DougS@issaquahwa.gov; 425-951-5320
PR Peter Rosen, PeterR@issaquahwa.gov; 425-837-3094

RB Ron Blaskovich, RonB@issaquahwa.gov; 425-837-3481
LS Lucy Sloman, LucyS@issaquahwa.gov; 425-837-3433